

grantsmith
LAW PRACTICE

Hillfolds, Ordiquhill, Cornhill, AB45 2HP
£330,000 offers over

Property summary

We are delighted to offer for sale this 2/3 bedroom spacious detached dwellinghouse located in a quiet, rural location with countryside views. The property comprises: open-plan living & dining room, kitchen, bathroom, sitting room/bedroom 3 first floor: 2 bedrooms with access to balcony, land extending to 12 acres including garden areas, woodland, large driveway and multiple outbuildings.

This property would make the ideal family home benefiting from spacious rooms, ample storage and plenty garden area.

Cornhill is a small rural village in the North East of Scotland close to the Moray Firth. The nearest town is Banff which is approximately 10 miles distant. Banff has a good range of shops and excellent recreational facilities. The local Primary School is Ordiquhill Primary School with Secondary Schooling available in Banff.

Viewing is recommended to appreciate this property.

Council Tax Band – C

EPC Band – C

Full details

Entry – Entry can be gained via the front partially glazed exterior door leading into the front hallway. The hallway gives access to the sitting room/bedroom 3, living & dining room, large understairs storage space and staircase to upper floor.

Sitting Room/Bedroom 3 – (4.45m x 2.81m) (14.59ft x 9.22ft) approx.

Type: Detached House, House With Land

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: C

Countryside Views:

Approx. 12 Acres of Land:

Outbuildings/Steadings:

Front window provides natural light and overlooks the front garden area. Wood burning stove is the focal point of the room.

Living & Dining Room – (7.24m x 4.56m) (23.75ft x 14.96ft) approx. (at widest)

Open-plan living & dining room modernly decorated with front and rear windows both providing natural light. Front window overlooks the front garden area, whilst the rear window overlooks the driveway and surrounding garden areas. The woodburning stove is the focal point of the room. Access to rear hall.

Rear Hall – Entry from the rear of the property can be gained via the partially glazed exterior door leading into the rear hall. The hallway gives access to the kitchen, bathroom and pantry cupboard.

Kitchen – (3.24m x 2.51m) (10.63ft x 8.23ft) approx.

The kitchen has ample base and wall units, sink & a half with drainer and mixer tap, electric hob with overhead extractor fan. Large side and rear windows provide lots of natural light. Side window overlooks the side garden and driveway area, whilst the rear window overlooks the parking area as well as the rear garden area.

Bathroom – (1.67m x 2.34m) (5.48ft x 7.68ft) approx.

The bathroom has a 3 piece suite consisting of W/C, wash hand basin with two taps and mirror above, bath with overhead shower. A rear facing opaque window provides natural light.

First floor – The stair case leads on to the landing, access can be gained to both bedrooms 1 & 2 as well as to the decked balcony via the French doors. The balcony offers spectacular countryside views, including views of the ‘Knock Hill’. Small cupboard housing electrics. Meter for

Type: Detached House, House With Land

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: C

Countryside Views:

Approx. 12 Acres of Land:

Outbuildings/Steadings:

the solar panels can be accessed. Access to loft.

Bedroom 1 – (3.56m x 4.25m) (11.68ft x 13.94ft) approx.

Front window provides natural light. Cupboard space housing the air source heat pump system.

Bedroom 2 – (3.54m x 2.85m) (11.61ft x 9.38ft) approx.

Spacious room with front window providing natural light and overlooking the front garden areas.

Outside – The property extends to approximately 12 acres, including garden ground, woodland and fields. A stone-chip driveway provides access to the property and parking area, with mature trees surrounding the house and contributing to its private setting. The field benefits from a separate access point suitable for heavy machinery. There are two steadings extending to approximately 210m² in total, with part of the larger steading having a concrete floor. Both buildings are connected to power and lighting. The garden areas are enclosed by fencing and gates and are mainly laid to lawn, with a slabbed pathway leading to the entrance of the property. The seller has advised that there may be potential for holiday glamping pods within the grounds, subject to the necessary planning consents and approvals being obtained by the purchaser.

Solar panels are installed to the front of the property.

Type: Detached House, House With Land

Availability: For Sale

Bedrooms: 2

Bathrooms: 1

Reception Rooms: 2

Parking: Driveway, Off Road Parking

Outside Space: Front Garden, Rear Garden

Council Tax Band: C

Countryside Views:

Approx. 12 Acres of Land:

Outbuildings/Steadings:











































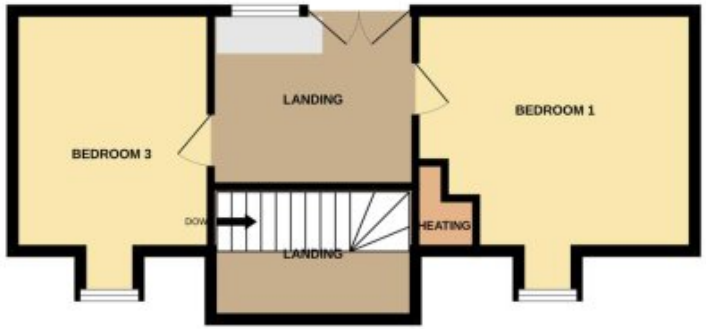




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

Why choose Grant Smith Law Practice

Grant Smith Law has offices in Aberdeen, Turriff, Elgin, Banff, and Buckie. Whether you are looking for a well-appointed apartment in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we are ideally placed to help.

Looking for your next home in the North East? Whether you want a town house in Aberdeen or a country property in Aberdeenshire, Banffshire, or Moray, we can help. With offices in Aberdeen, Turriff, Elgin, Banff, and Buckie, we know the local market and guide you from first viewing to completion.

- Trusted since 1993
- Property specialists
- Local to you
- Plain speaking
- Experts who listen
- Full legal service

Get in touch

To arrange a viewing or discuss your property, get in touch with us today.

Call us
Aberdeen: 01224 621620
Turriff: 01888 562245
Banff: 01261 815678
Banff Meeting Rooms: 01261 815678
Buckie: 01542 831307
Elgin: 01343 544466

Follow us
Facebook
LinkedIn

Visit our website
www.grantsmithlaw.co.uk

grantsmith
LAW PRACTICE